

Marysville UGA

Table XX: Development History (1995 to 2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Estimated Employment Per Acre	Employment Density Assumed
Within City Zones:											
R 4.5: New	Single Family	213.34	100%	930	4.36	4.36	-	-	-	-	-
R 6.5: New	Single Family	142.44	100%	681	4.78	4.78	-	-	-	-	-
R 4-8	Single Family	New Zone / No Data				6.00	-	-	-	-	-
R 8	Single Family	0.41	100%	4	9.74	8.00 (1)	-	-	-	-	-
(1) The sample of development in R-8 is limited to two duplex condos on existing lots. The assumed density matches the zoning because some development with be single-family detached, not just duplexes.											
R 12	Single Family	24.98	69%	186	5.16	5.16	-	-	-	-	-
	Multi-Family	11.04	31%	167	4.64	4.64	-	-	-	-	-
	Total	36.02	100%	353	9.80	9.80	-	-	-	-	-
R 6-18	Single Family	13.78	100%	87	6.31	6.31	-	-	-	-	-
	Multi-Family	No Data				6.00	-	-	-	-	-
	Total	13.78	100%	87	6.31	12.31	-	-	-	-	-
R 18	Single Family	10.05	25%	94	2.33	2.33	-	-	-	-	-
	Multi-Family	30.37	75%	596	14.74	14.74	-	-	-	-	-
	Total	40.42	100%	690	17.07	17.07	-	-	-	-	-
Note: The sample used for R-18 excludes two large single-family condominiums because such projects are not likely on the remaining developable R-18 land.											
R 28	Single Family	0.66	11%	6	1.00	1.00	-	-	-	-	-
	Multi Family	3.24	54%	55	9.19	9.19	-	-	-	-	-
	Senior Apartments	2.08	35%	70	11.70	11.70	-	-	-	-	-
	Total	5.98	100%	131	21.89	21.89	-	-	-	-	-

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Community Business (and Neighborhood Business): New											
	Non-Residential	89.91	100%	-	-	-	776,606	0.20	1,470	16.35	16.35
Community Business: Infill											
	Non-Residential	14.76	100%	2	0.14	0.00 (2)	178,311	0.28	359	24.30	24.30
(2) One of the infill projects in CB was on a site that included both existing commercial and a duplex, all of which remain. This report assumes that all additional infill space will be commercial.											
Downtown Commercial: New											
	Mixed-Use	1.35	7%	11	0.59	0.59	26,041	0.03	30	1.62	1.62
	Non-Residential	17.20	93%	-	-	-	261,076	0.32	652	35.15	35.15
	Total	18.55	100%	11	0.59	0.59	287,117	0.36	682	36.77	36.77
Downtown Commercial: Infill											
	Non-Residential	6.08	100%	-	-	-	85,651	0.32	132	21.72	21.72
General Commercial: New											
	Non-Residential	106.00	100%	-	-	-	1,212,390	0.26	1,882	17.76	17.76
General Commercial: Infill											
	Non-Residential	14.36	100%	-	-	-	202,381	0.32	235	16.37	16.37
General Commercial with Mixed Use Overlay: New											
	Non-Residential	1.41	49%	1	0.35	-	30,005	0.24	48	16.65	16.65
	Multi-Family	1.47	51%	28	9.70	9.70	-	-	-	-	-
	Total	2.89	100%	29	10.05	9.70	30,005	0.24	48	16.65	16.65
Mixed Use: New											
	Non-Residential	22.72	30%	-	-	-	250,079	0.08	614	8.17	8.17
	Multi-Family	47.11	63%	844	11.22	11.22	-	-	-	-	-
	Senior Apartments	5.42	7%	197	2.62	2.62	-	-	-	-	-
	Total	75.25	100%	1,041	13.84	13.84	250,079	0.08	614	8.17	8.17
Note: The Lodge is a horizontal mixed use project that has been seperated into Multi-Family and Non-Residential											
Mixed Use: Infill											
	Non-Residential	3.57	100%	-	-	-	14,667	0.09	15	4.09	4.09

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Light Industrial: New											
	Non-Residential	114.95	100%	-	-	-	720,703	0.14	945	8.22	8.22
Light Industrial: Infill											
	Non-Residential	69.88	100%	-	-	-	382,454	0.13	723	10.35	10.35